



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** 1<sup>st</sup> Avenue Duplex

**Application:** July 17, 2018

**Application Complete:** August 1, 2017

**Notice of Application:** August 29, 2018

**Notice of Application Public Comment Period:**  
**August 30, 2018 – September 12, 2018**

## PROJECT INFORMATION

**File Number(s):** AAS18-00008

**Project Description:** Demo existing single-family residence and garage to construct a 3-story duplex. The Administrative Adjustment of Standards is for a rear yard setback reduction to accommodate the construction of the duplex. (See Site Plan)

**Project Location:** 135 1<sup>st</sup> Avenue NW (See Vicinity Map)

**Size of Subject Area in Acres:** 0.129 Acres **Sq. Ft.:** 5,616

**Applicant:** Steve Peck, Property Owner  
125 1<sup>st</sup> Avenue NW  
Phone: 425-829-0838; Email: [stevejpeck@outlook.com](mailto:stevejpeck@outlook.com)

**Decision Maker:** Development Services Department

**Required City Permits:** Administrative Site Development Permit (ASDP18-00005)

**Required City Permits, Not Part of this Application:** Subsequent building permits

**Required Studies:** Not Applicable

**Existing Environmental Documents Relevant to this Application:** Not Applicable

## REGULATORY INFORMATION

**Zoning:** MF-M - Multifamily Medium Density

**Comprehensive Plan Designation:** Multifamily Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Municipal Code, Olde Town Design Standards

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## CITY CONTACT INFORMATION

**Project Planner:** Doug Yormick, Assistant Planner  
**Phone Number:** 425-837-3083  
**E-Mail:** [dougy@issaquahwa.gov](mailto:dougy@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)





# AAS18-00008 1st Avenue Duplex Vicinity Map



## Legend

- Site Addresses**
- RESIDENTIAL / MIXED USE
  - COMMERCIAL
  - GOVERNMENT / SCHOOLS
  - RECREATION-RELATED
  - IRRIGATION METER
  - VACANT / UNKNOWN

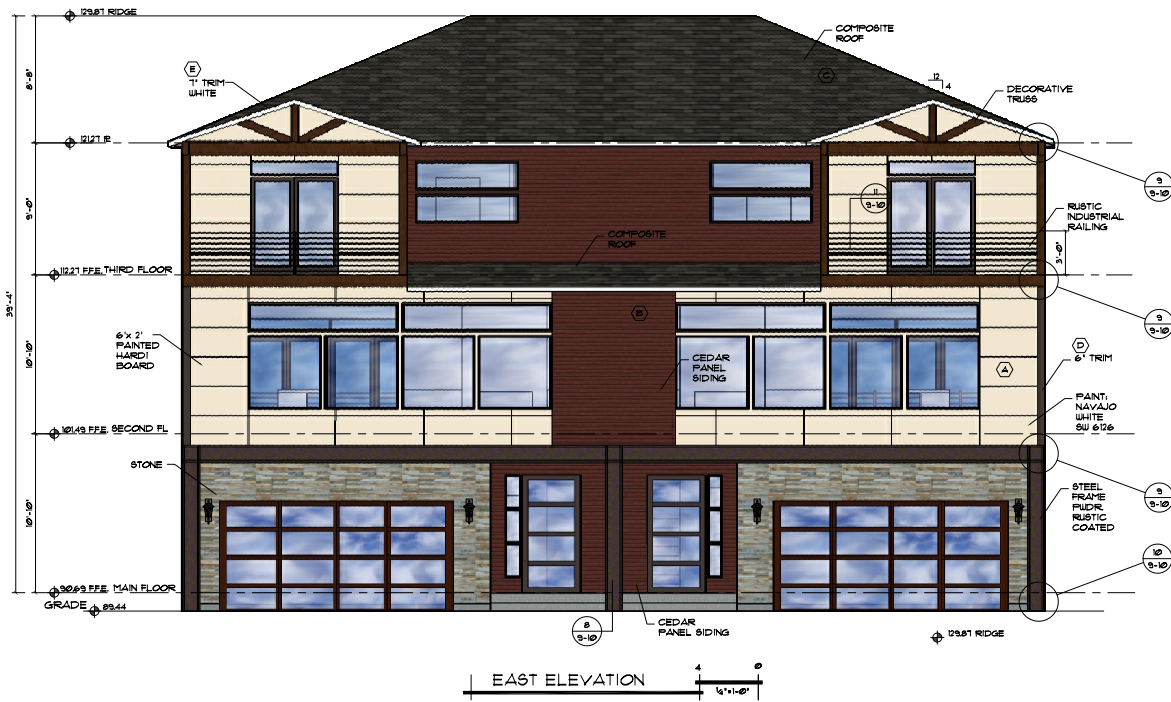
Parcels

312.5 0 156.25 312.5 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.





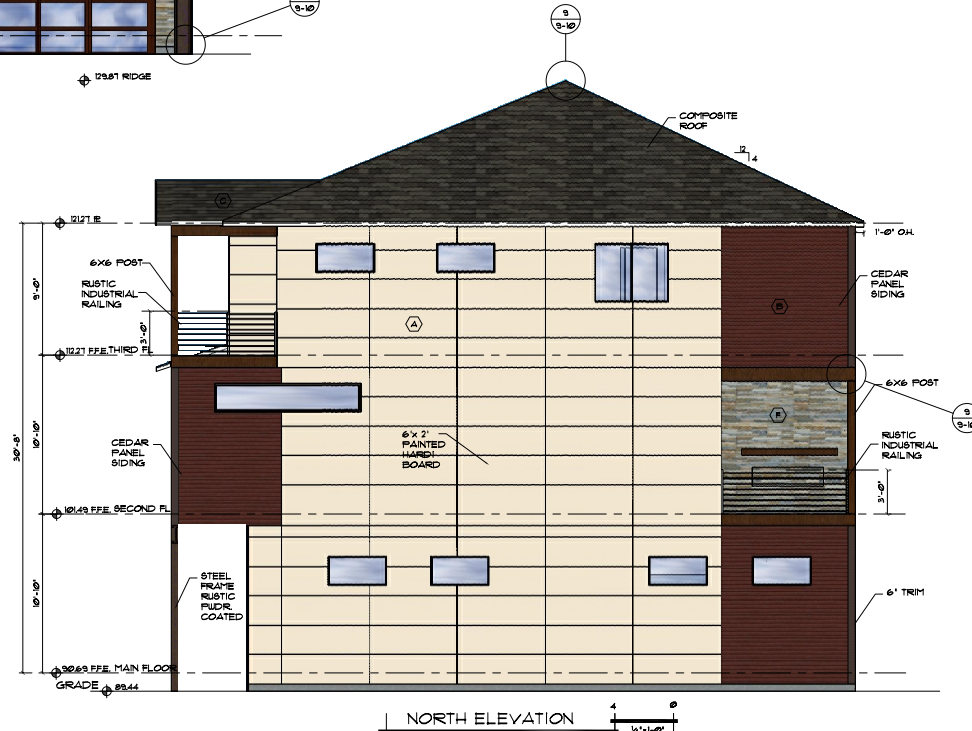


# MATERIAL SCHEDULE

PK	MATERIAL	CLR	MANU	REMARK
A	6x2 HARDI BOARD	NAVAJO WHITE	SW 6106	
B	CEDAR PANEL SIDING	HAUTHORNE	SW 3518	
C	ROOFING	COMPOSITION SHINGLES	SW 1016	
D	CORNER TRIM	MANOR HOUSE	SW 1805	
E	PACIA TRIM	SNOW WHITE	SW 1004	
F	EXTERIOR STONE	LEDGER STONE		

REVISIONS	DATE	

CONTACT: **PACIFIC NORTHWEST DESIGN AND BUILD**  
 ADDRESS: 15526 84th Ave E  
 Puyallup WA 98375  
 (253) 466-3916



ALL VARIATIONS FROM CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING TO THE WORK OR OTHERWISE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTION OF ANY NECESSARY REPAIRS, REUSE OF DOCUMENTS UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DESIGN AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PACIFIC NORTHWEST DESIGN & BUILD AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM PACIFIC NORTHWEST DESIGN & BUILD.

PROJECT NAME: **FECK DUPLEX**  
 CLIENT: **STEVE FECK**  
 135 FIRST AVE NW  
 ISSQUAH, WA 98021

CONTENT: **ELEVATIONS PLAN**

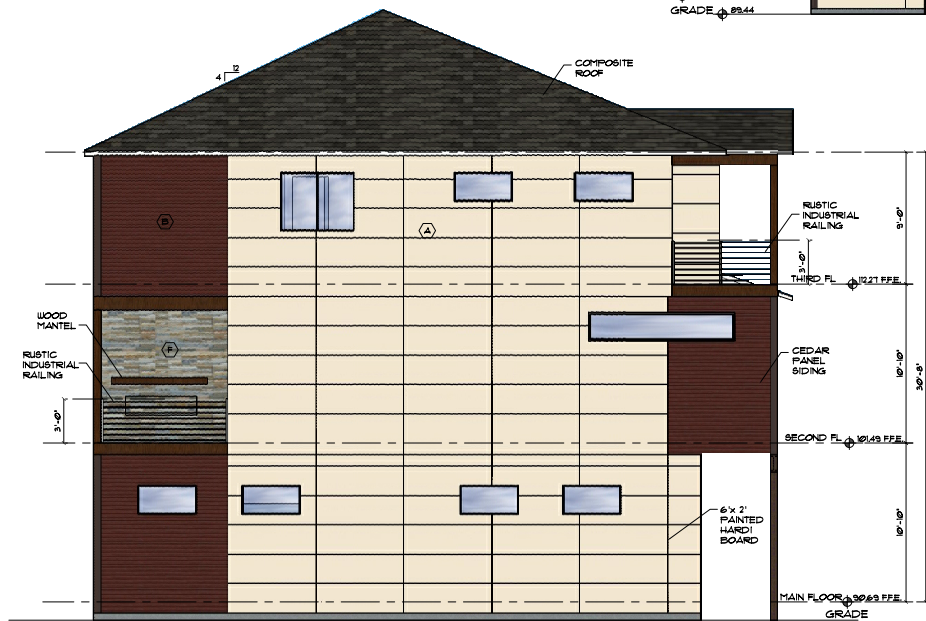
DRAWN BY:	BP
DATE:	04/15/2017
SCALE:	1/4"=1'-0"
PROJECT NUMBER:	A-001
SHEET NO.:	

A4-1





EAST ELEVATION



EAST ELEVATION

REVISIONS	DATE

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 Puyallup WA 98375  
 (253) 466-3916



PROJECT NAME: FECK DUPLEX  
 STEVE FECK  
 135 FIRST AVE NW  
 ISSOQUAH, WA 98027

CONTENT: ELEVATIONS PLAN

DRAWN BY:	BP
DATE:	04/27/2011
SCALE:	1/4"=1'-0"
PROJECT NUMBER:	A-001
SHEET NO:	A4-2

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